

# THE CALIFORNIA STATE COASTAL CONSERVANCY

1330 Broadway, Suite 1100/  
Oakland/California 94612/

STATE OF CALIFORNIA—RESOURCES AGENCY

ATSS 561-1070  
Telephone (415) 464-1015

28 June 1985

Kenneth R. Chiate, Esq.  
Lillick, McHose & Charles  
707 Wilshire Boulevard  
Los Angeles, California 90017

Dear Mr. Chiate:

Thank you for your letter to Donna Yee of 1 May 1985. I am the new law clerk with the California State Coastal Conservancy. I contacted a title insurance company in Los Angeles and received copies of the reconveyance of the deed of trust on your property. The dates of these conveyances which you sent to Ms. Yee were very helpful in obtaining the information from the title insurance company.

As the Offer to Dedicate a parking easement is no longer encumbered by the Deed of Trust, the Conservancy plans to accept the offer. Following acceptance, we plan to take steps to open up both the parking easement and the vertical (access) easement.

At the Conservancy's request, a member of the Coastal Commission Enforcement Staff visited your property to observe its current condition. It was noted that a permanent fence and some shrubbery currently obstruct use of the parking easement. Further, the permanent fence blocks use of the vertical easement. A driveway that crosses the easement and then bends toward the east and parallels the easement was also noted. This driveway, which provides for access and egress to your property, is consistent with the clause in the Offer to Dedicate providing for "the owners' right to subsequently locate reasonable access and egress to the subject property." However, the fence and shrubbery are not consistent with the terms of the parking easement or the vertical easement.

The obstructions to the vertical easement should be moved immediately. Once the parking easement is accepted, the fence and shrubbery will need to be moved to allow public use of the easement. You should be advised that these obstructions violate the terms of the easements, and may also be a violation of your coastal development permit.

We would like to know your plans for removing the obstructions to the easements so the Conservancy can make its plans accordingly. We would appreciate hearing about your plans no later than 1 August 1985.

If you have any questions or comments about the Conservancy's plans for our easements, please contact me at your convenience. My phone number is 415-464-4183.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew W. Claman', written over the typed name.

Matthew W. Claman  
Law Clerk

cc: State Coastal Commission